City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION
(March 12, 2014 Meeting)

Docket No. / Project Title:	MP-14-01 (Berean Bible Church 3rd Replat)
Staff:	Thom Weintraut
Applicant:	The Ridge of Columbus, Indiana, Inc
Property Size:	3.20 Acres
Current Zoning:	RS3 (Residential: Single-Family 3)
Location:	51 N. Brooks Street, in the City of Columbus

Background Summary:
The applicant has indicated that the proposed subdivision is for the purpose of creating a new lot to separate an existing residential structure from a parcel that contains a worship facility and school. The site is the former location of The Ridge of Columbus church and school.

Key Issue Summary:
The following key issue(s) should be resolved through the consideration of this application: Should a sidewalk be installed along the frontage of the new lot, Lot 3, as required by Section 16.24.010(B) of the Subdivision Control Ordinance.

Preliminary Staff Recommendation:
Approval of the Subdivision, including the request of a modification from Section 16.24.010(B) of the Subdivision Control Ordinance for relief from the requirement of installing sidewalks along the frontage of the new lot, Lot 3. Approval should be subject to the resolution of the outstanding technical comment.

Plan Commission Options:
In reviewing a request for *minor subdivision approval*, which includes a request for modification(s) the Plan Commission may (1) approve the modification(s) and the subdivision, (2) deny the modification(s) and the subdivision, or (3) continue the review to the next Plan Commission meeting. If more than one modification is requested, the Plan Commission may approve some, all, or none of the requests. The Plan Commission may attach conditions to the approval of the modification(s); however the conditions should be directly related to the circumstances of the modification requested. (Per Subdivision Control Ordinance Section 16.40.050)

Modification Decision Criteria:
Indiana law and Columbus Subdivision Control Ordinance Section 16.40.050 require that the Plan Commission approve all subdivisions which meet the applicable requirements. The Columbus Plan Commission has delegated the approval authority for Minor Subdivisions to the Plat Committee. This application is being considered by the Plan Commission because the Plat Committee found at least one aspect of the proposal to be inconsistent with the Subdivision Control Ordinance. Section 16.32.020 of the Subdivision Control Ordinance indicates that the Plan Commission may grant a modification of the requirements of the Ordinance upon the determination that each of the following is true:

1. The modification will not be detrimental to the public, health, safety, and general welfare.

2. Adjacent property will not be adversely affected.

3. The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.

4. The modification is consistent with the intent of the Zoning Ordinance, other applicable ordinances, and the Comprehensive Plan.

5. The modification will not conflict with the requirements of the Zoning Ordinance including but not limited to lot area, lot frontage, lot width, and setback(s).

Outstanding Technical Comments:

The following outstanding technical comments must be addressed by the applicant: The applicant shall resolve the driveway setback issue before the plat can be recorded.

Current Property Information (entire subdivision site):	
Land Use:	The site is currently vacant but was the previous location of The Ridge church and pastor's residence.
Site Features:	The site contains a church building, school, parking for those facilities and a residential structure.
Flood Hazards:	None.
Special Circumstances: **(Airport Hazard Area, Wellfield Protection Area, etc.)**	None.
Vehicle Access:	The church and school have access from Brooks Street classified as a Suburban, Residential, Local street. The residential structure on the new lot, (Lot 3) currently has access from the church parking lot, but the property owners state that they will be constructing a new driveway on the lot to provide access to Brooks Street.

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	**Land Use:**
North:	RS3 (Residential: Single-Family 3) RE (Residential: Established)	Single-family residential
South:	RE (Residential: Established)	Single-family residential
East:	RS3 (Residential: Single-Family 3)	Single-family residential
West:	RE (Residential: Established)	Single-family residential

Interdepartmental Review:	
City Engineering:	Sidewalks should be installed along the frontage of the new lot since it is in close proximity to the Indiana Avenue project where pedestrian access is a priority.
City Utilities:	No comments provided.
Parks Department:	No comments provided.
MPO:	No comments provided.

History of this Location:

The relevant history of this property includes the following: The structure on the proposed Lot 3 was originally built in 1963 on a separate lot which was then combined with the church and school property in 1986 as part of the Berean Bible Church Replat.

History of this Application:

The relevant history of this application includes the following: This application was reviewed for technical comments by the Plat Committee on February 20, 2014 and referred to the Plan Commission with a request for a modification from Section 16.20.010(B) of the Subdivision Control Ordinance, the requirement to provided improvements, such as sidewalks to an existing street as part of the minor subdivision process. The current driveway is accessed from the parking lot for the church and would encroach into the side setback if the plat is recorded. The applicant will need to resolve this issue before the plat can be recorded.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The site is a campus of former church related buildings including the worship facility, school building, and a residential structure. This subdivision would separate the residential structure from the church and school and allow it to be used (and sold) separately.
2. The existing driveway for Lot 3 has access from the parking lot of the church and would not meet the side setback requirements of Section 7.2(B)(2) of the Zoning Ordinance if the new lot were created. The applicant has stated they will be constructing a new driveway from Brooks Street and removing the existing driveway that connects to the church parking lot.
3. The new lot, Lot 3, is approximately 135 feet north of Indiana Avenue and there are currently no sidewalks between this property and Indiana Avenue. The Indiana Avenue improvement project is currently underway with construction likely to begin later this year. As part of that project, sidewalks will be installed/replaced along both sides of Indiana Avenue from State Street to Marr Road. Brooks Street south of Indiana Avenue has a continuous sidewalk on the east side of Brooks Street providing a connection between State Street and Indiana Avenue.
4. There are no sidewalks along either side of Brooks Street from Indiana Avenue north to McKinley Avenue. All of the properties along Brooks Street north of Indiana Avenue are already developed (primarily with single-family homes), and therefore sidewalk installation will most likely only occur as larger City-initiated improvement project for Brooks Street. There are no such projects currently planned.
5. This proposed subdivision will not result in any new development or additional pedestrian or vehicle traffic.

Subdivision Control Ordinance Consideration(s):

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application: Section 16.24.010(B) of the Subdivision Control Ordinance requires as part of the Minor Subdivision process the installation of sidewalks along the frontage of all new lots consistent with the Thoroughfare Plan classification of adjacent streets and the specification for a local street to meet the requirements of Table 16.24-1 of the Subdivision Control Ordinance.

E.R. Gray
& Associates
LAND SURVEYING

FEBRUARY 18, 2014

COLUMBUS / BARTHOLOMEW
PLANNING DEPARTMENT
JEFFREY R. BERGMAN, AICP
PLANNING DIRECTOR
123 WASHINGTON ST.
SUITE 8
COLUMBUS, INDIANA
47201

RE: REQUEST FOR MODIFICATION
"BEREAN BIBLE CHURCH 3rd REPLAT"

PLEASE ACCEPT THIS LETTER AS A FORMAL REQUEST OF THE CITY OF COLUMBUS PLAN COMMISSION TO GRANT MODIFICATION FROM THE CITY OF COLUMBUS SUBDIVISION CONTROL ORDINANCE.

WE ARE REQUESTING RELIEF FROM THE REQUIREMENT OF SIDEWALK CONSTRUCTION AS DESCRIBED IN SECTION 16.24.0108 OF THE CITY OF COLUMBUS SUBDIVISION CONTROL ORDINANCE OF CURRENT ADOPTION. THE PROPERTY IS LOCATED ON THE EAST SIDE OF BROOKS STREET.

THANK YOU,

RIK L. SANDERS
SENIOR DIRECTOR, SURVEYS

ERG JOB #13341
(RIDGE)

1428 Lafayette Ave. * P. O. Box 1357 * Columbus, IN 47202 * PH: (812) 372-7398 * FAX: (812) 372-2175

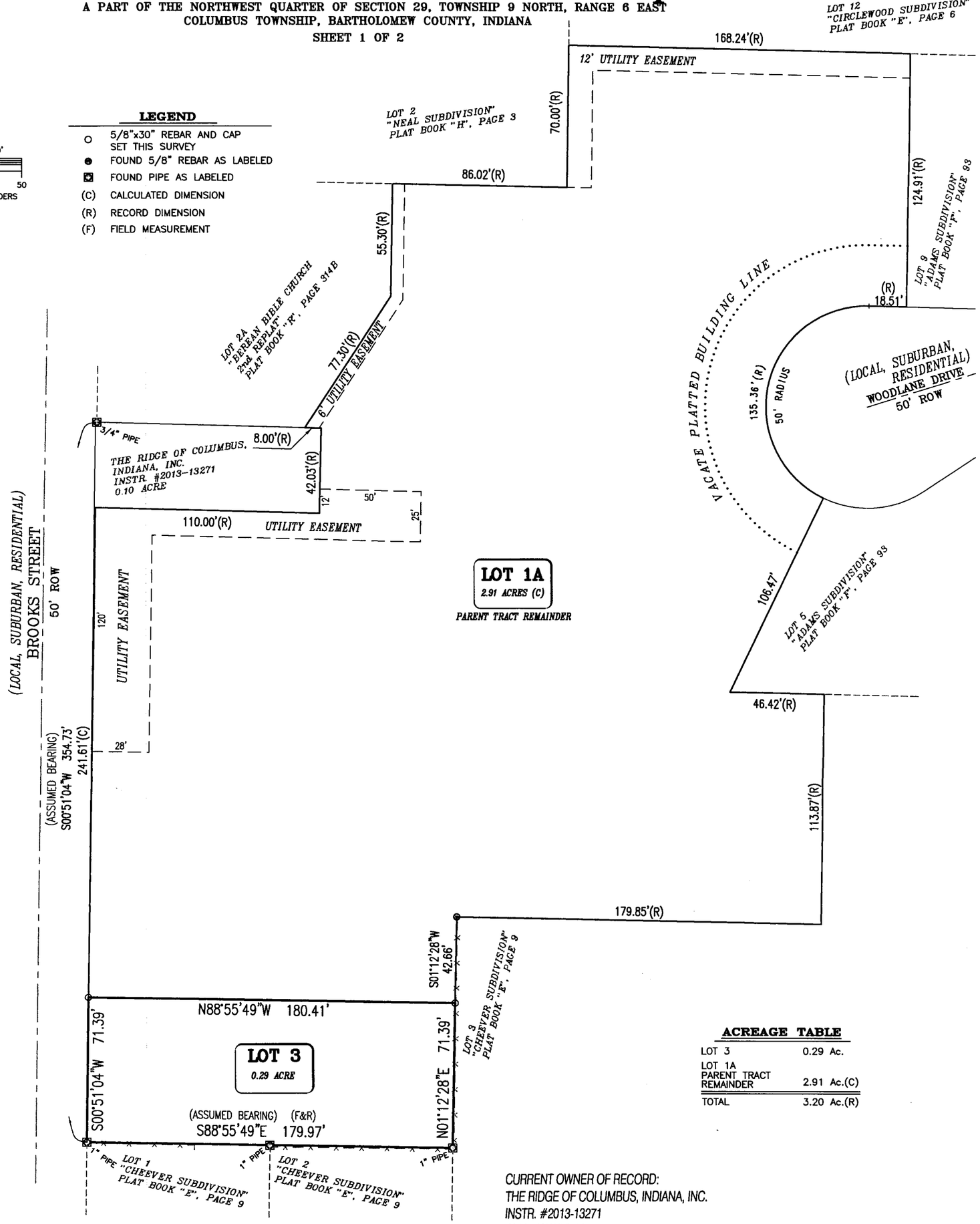
Berean Bible Church 3rd Replat

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 6 EAST
COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA
SHEET 1 OF 2

NORTH
W E
S
SCALE: 1" = 50'
0 25 50
DRAWN: RIK L. SANDERS

LEGEND

- ○ 5/8"x30" REBAR AND CAP SET THIS SURVEY
- ● FOUND 5/8" REBAR AS LABELED
- ▣ FOUND PIPE AS LABELED
- (C) CALCULATED DIMENSION
- (R) RECORD DIMENSION
- (F) FIELD MEASUREMENT



ACREAGE TABLE

LOT 3	0.29 Ac.
LOT 1A PARENT TRACT REMAINDER	2.91 Ac.(C)
TOTAL	3.20 Ac.(R)

CURRENT OWNER OF RECORD:
THE RIDGE OF COLUMBUS, INDIANA, INC.
INSTR. #2013-13271
AUD. PARCEL ID:
#03-96-29-220-001.300-005

SURVEYOR'S STATEMENT

I, ENOCH R. GRAY, III HEREBY STATE THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN JANUARY OF 2014; THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THIS DRAWING ARE SO INDICATED; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED. I MAKE NO REPRESENTATION, EXPRESSED OR IMPLIED, AS TO THE SUITABILITY OF THIS REAL ESTATE FOR THE CONSTRUCTION OF BASEMENTS.

ENOCH R. GRAY, III REGISTERED NO. S-0516 STATE OF INDIANA LAND SURVEYOR

ENOCH R. GRAY, III LS-0516 DATE 2.21.14

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. ENOCH R. GRAY, III

PROPERTY DESCRIPTION

LOT 1 IN THE "BEREAN BIBLE CHURCH REPLAT" AN ADDITION TO BARTHOLOMEW COUNTY AS PER PLAT THEREOF RECORDED IN PLAT BOOK "N", PAGE 68 AS INSTRUMENT NO. 86-7692, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.
(VERBATIM INSTR. #2011-10815)

JOB #13341

E.R. GRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYING AND CONSULTING
E.R. GRAY III, L.S.
PRESIDENT
P.O. BOX 1357
COLUMBUS, INDIANA 47202
BUS. 812-372-7398 FAX 812-372-2175

Berean Bible Church 3rd Replat

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 6 EAST
COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, MARK C. MALBURG, KEVIN T. SALSBERY, AND JAMES C. SIMONTON, DULY ELECTED ELDERS OF THE CHURCH KNOWN AS THE RIDGE OF COLUMBUS, INDIANA, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BEREAN BIBLE CHURCH 3rd REPLAT" CONSISTING OF 2 LOTS IDENTIFIED HEREON AS "LOT 1A AND LOT 3" AND CONTAINING IN ALL 3.20 ACRES.

CLEAR TITLE TO THE LAND CONTAINED IN THIS SUBDIVISION IS GUARANTEED.

THE SETBACK LINES SHALL BE DETERMINED BY THE REGULATIONS OF THE COLUMBUS, INDIANA ZONING ORDINANCE OF CURRENT ADOPTION.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF THE UTILITY OR CITY TO INSTALL, REPAIR, MAINTAIN OR REPLACE ITS INSTALLATION.

ALL DRAINAGE EASEMENTS IDENTIFIED ON THE PLAT ARE SPECIFICALLY AUTHORIZED TO BE USED FOR DRAINAGE PURPOSES. ALL GRADES SHALL BE MAINTAINED AS CONSTRUCTED. ADDITIONAL CUT AND FILL WORK WITHIN DRAINAGE EASEMENT AREAS PROHIBITED UNLESS AUTHORIZED BY THE ENGINEERING DEPARTMENT.

LOT 1A AND LOT 3 ARE SUBJECT TO THE "DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS" AS RECORDED IN "BEREAN BIBLE CHURCH REPLAT".

LOT 1 IN "BEREAN BIBLE CHURCH REPLAT" IS HEREBY VACATED BY THIS PLAT.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF January 2014.
THE RIDGE OF COLUMBUS, INDIANA, INC.

MARK C. MALBURG – ELDER

KEVIN T. SALSBERY – ELDER

JAMES C. SIMONTON – ELDER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED MARK C. MALBURG, KEVIN T. SALSBERY, AND JAMES C. SIMONTON, DULY ELECTED ELDERS OF THE RIDGE OF COLUMBUS, INDIANA, INC., WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

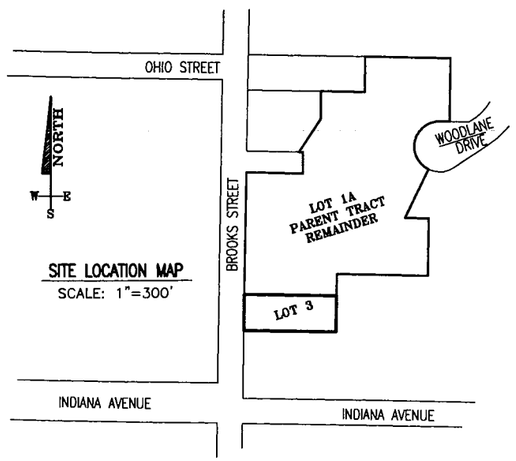
WITNESS MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF January, 2014.

NOTARY PUBLIC Karl L. Sanders

COUNTY OF RESIDENCE Bartholomew

MY COMMISSION EXPIRES May 19, 2017

NOTARY PUBLIC SEAL INDIANA



SITE LOCATION MAP
SCALE: 1"=300'

SURVEYOR'S REPORT

PREPARED FOR THE RIDGE OF COLUMBUS, INDIANA, INC., OWNER OF RECORD OF THAT REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2013-13271; BEING LOT 1 IN "BEREAN BIBLE CHURCH REPLAT" RECORDED IN PLAT BOOK "N", PAGE 68 IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDER. SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 6 EAST, SITUATED IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A LOT OUT OF SAID REAL ESTATE.

IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN INDIANA ADMINISTRATIVE CODE 865 IAC 1-12-1 ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:
VARIANCES IN THE REFERENCE MONUMENTS;
DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
INCONSISTENCIES IN LINES OF OCCUPATION;
AND RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).

THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.
THE BEARING SYSTEM UTILIZED ON THIS SURVEY IS ASSUMED.
ALL MONUMENTS SET OR FOUND THIS SURVEY ARE WITHIN 4" OF THE GROUND SURFACE, EXCEPT AS NOTED BELOW.
ALL DIMENSIONS ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

FINDINGS OF FACT:
1" PIPES WERE FOUND MARKING THE NORTHEAST AND NORTHWEST CORNERS OF LOT 1; AND, THE NORTHEAST CORNER OF LOT 2; AND, A 5/8" REBAR WAS FOUND MARKING THE NORTHWEST CORNER OF LOT 3; ALL IN "CHEEVER SUBDIVISION" AS RECORDED IN PLAT BOOK "E", PAGE 9. SAID PIPES AND REBAR ARE CONTROLLING MONUMENTS BY COMMON REPORT OF LOCATION, HISTORY, AND CHARACTER. THE 1" PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 1 ALSO MARKS THE SOUTHWEST CORNER OF LOT 1 IN SUBJECT "BEREAN BIBLE CHURCH REPLAT". SAID 5/8" REBAR ALSO MARKS A CORNER OF LOT 1 IN SAID "BEREAN BIBLE CHURCH REPLAT".
A 3/4" PIPE WAS FOUND MARKING THE SOUTHWEST CORNER OF LOT 2 IN SAID "BEREAN BIBLE CHURCH REPLAT".
FENCE WAS LOCATED NEAR THE SOUTH AND EAST LINES OF NEWLY CREATED LOT 3.

THEORY OF LOCATION:
THE WEST LINE OF LOT 3 (EAST RIGHT OF WAY LINE FOR BROOKS STREET) IS ESTABLISHED ALONG A LINE FROM THE 1" PIPE MARKING THE SOUTHWEST CORNER OF LOT 1 AND THE 3/4" PIPE MARKING THE SOUTHWEST CORNER OF LOT 2; ALL IN SAID "BEREAN BIBLE CHURCH REPLAT".
THE SOUTH LINE OF LOT 3 IS ESTABLISHED ALONG A LINE BETWEEN THE FOUND 1" PIPES MARKING THE SOUTHWEST AND SOUTHEAST CORNERS OF THE ORIGINAL LOT 1 IN SAID "BEREAN BIBLE CHURCH REPLAT".
THE EAST LINE OF LOT 3 IS ESTABLISHED ALONG A LINE BETWEEN THE 1" PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE 5/8" REBAR MARKING AN EAST CORNER OF SAID LOT 1.
THE NORTH LINE OF LOT 3 IS ESTABLISHED AS DETERMINED AND REQUESTED BY THE OWNERS.
THE LINES AND CORNERS FOR THE PARENT TRACT REMAINDER OF SUBJECT LOT 1 (SHOWN AS LOT 1A) WAS NOT SURVEYED AS PART OF THIS SUBDIVISION; AND, IS SHOWN BASED UPON THE RECORD PLAT.

SUMMARY:
AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:
DUE TO VARIANCES IN AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: WITHIN TOLERANCES OF A "SUBURBAN" SURVEY; EXCEPT, ALONG THE EAST LINE OF BROOKS STREET RIGHT OF WAY WHICH VARIES ±0.7 OF A FOOT EAST/WEST AS THE RESULT OF NUMEROUS MONUMENTS FOUND TO THE NORTH.
DUE TO DISCREPANCIES IN THE RECORD PLATS AND DESCRIPTIONS: WITHIN TOLERANCES OF A "SUBURBAN" SURVEY.
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: FENCE NEAR THE SOUTH LINE OF LOT 3 MEASURES ±1 FOOT SOUTH OF SAID LINE. FENCE NEAR THE EAST LINE OF LOT 3 MEASURES ±0.6 OF A FOOT EAST OF SAID EAST LINE.

THE RELATIVE POSITIONAL ACCURACY OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A "SUBURBAN" SURVEY (PLUS OR MINUS 0.13-FOOT PLUS 100 PARTS PER MILLION) AS DEFINED IN I.A.C. 865.

A SEARCH FOR EASEMENTS OF RECORD IS NOT TO BE IMPLIED BY THIS SURVEY. UNLESS OTHERWISE STATED, UTILITIES AND IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY. ZONING COMPLIANCE IS NOT EXPRESSED OR GUARANTEED BY THIS SURVEY. **THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.**

NOTICE TO SUBJECT LAND OWNERS: THE ADJOINING LAND OWNER MAY HAVE UNWRITTEN RIGHTS TO THAT LAND OUTSIDE OF ANY FENCE OR OCCUPATION LINES, NEAR THE PERIMETER OF YOUR LAND, THAT YOU MAY OR MAY NOT BE OCCUPYING. BEFORE REMOVING ANY FENCES, I RECOMMEND THAT YOU CONSULT WITH AN ATTORNEY. ADDITIONALLY, I RECOMMEND THAT YOU CONSULT WITH AN ATTORNEY IN REGARDS TO THE UNCERTAINTIES NOTED IN THIS REPORT. CONTACT THIS OFFICE IF YOU HAVE ANY QUESTION.

PRIMARY APPROVAL

UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS: APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD MARCH 12, 2014.

PRESIDENT _____ SECRETARY _____

VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY _____, 20____.

SECONDARY APPROVAL

ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED SECONDARY APPROVAL.

APPROVED BY THE PLANNING DEPARTMENT _____, 20_____.

JEFFREY R. BERGMAN, AICP, PLANNING DIRECTOR

VOID UNLESS RECORDED BY _____, 20____.

AUDITOR'S CERTIFICATE

THE REAL PROPERTY HAS BEEN DULY ENTERED FOR TAXATION AND TRANSFERRED ON THE RECORDS OF THE AUDITOR OF BARTHOLOMEW COUNTY.

THIS _____ DAY OF _____, 2014.

BARBARA J. HACKMAN, BARTHOLOMEW COUNTY AUDITOR

RECORDING CERTIFICATE

RECORDED IN PLAT BOOK "R", PAGE _____, THIS _____

DAY OF _____, 2014 AT _____ O'CLOCK _____.M.

INSTRUMENT NO. _____, FEE PAID _____.

ANITA L. HOLE, BARTHOLOMEW COUNTY RECORDER

A NOTATION HAS BEEN MADE ON THE ORIGINAL PLAT OF "BEREAN BIBLE CHURCH REPLAT" RECORDED IN PLAT BOOK "N", PAGE 68.

JOB #13341

E.R. GRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYING AND CONSULTING
E.R. GRAY III, L.S.
PRESIDENT
P.O. BOX 1357
COLUMBUS, INDIANA 47202
BUS. 812-372-7398 FAX 812-372-2175